



### **3 Stanley Close, Bolton, BL5 2QE**

**Price £270,000**

Copelands are delighted to offer to the market this immaculately presented semi detached property positioned within a very sought after area in Westhoughton. Briefly comprising - spacious lounge dining room and modern kitchen with a range of integrated appliances, conservatory which opens into the rear garden. Upstairs there are three bedrooms, two of which are doubles and a modern four piece bathroom. Outside, the front is a good size imprinted drive leading to an integral garage. The enclosed rear gardens provide generous outdoor space with Indian stone patios, raised garden with artificial grass and glass balustrade. Well situated for all local amenities, good schools, Daisy Hill train station and all network links. **EARLY VIEWING STRONGLY ADVISED.**

### ENTRANCE PORCH

Access is via a UPVC double glazed door, doors to garage and lounge.

### LOUNGE 14'9" x 10'10" (4.5 x 3.3)

UPVC double glazed window to front aspect, radiator, TV aerial point, under stairs storage cupboard, turning stairs to first floor, open to dining room. Living flame gas fire to granite surround.

### DINING AREA 8'7" x 8'0" (2.62 x 2.44)

Door to kitchen, patio doors to conservatory, radiator.

### KITCHEN 9'10" x 7'0" (3 x 2.13)

Fitted with a range of wall and base units with built oven, hob and chimney style extractor fan. Integral fridge, dishwasher, microwave and a wine cooler. Tiled floor. UPVC double glazed window to rear aspect, radiator.

### CONSERVATORY 15'1" x 8'4" (4.6 x 2.54)

French doors to garden patio, radiator.

### STAIRS LANDING

UPVC double glazed door and window to side aspect, radiator, loft access, doors to bedrooms and bathroom.

### BEDROOM ONE 11'6" x 10'11" (3.51 x 3.33)

UPVC double glazed window to front aspect, radiator.

### BEDROOM TWO 11'3" x 10'11" (3.43 x 3.33)

UPVC double glazed door and window to rear aspect, radiator.

### BEDROOM THREE 8'4" x 8'1" (2.54 x 2.46)

UPVC double glazed window to front aspect, radiator.

### BATHROOM

UPVC double glazed door and window to side aspect, radiator. Panelled bath, double enclosed shower cubicle, toilet, hand wash basin to vanity unit, chrome radiator.

### EXTERIOR FRONT

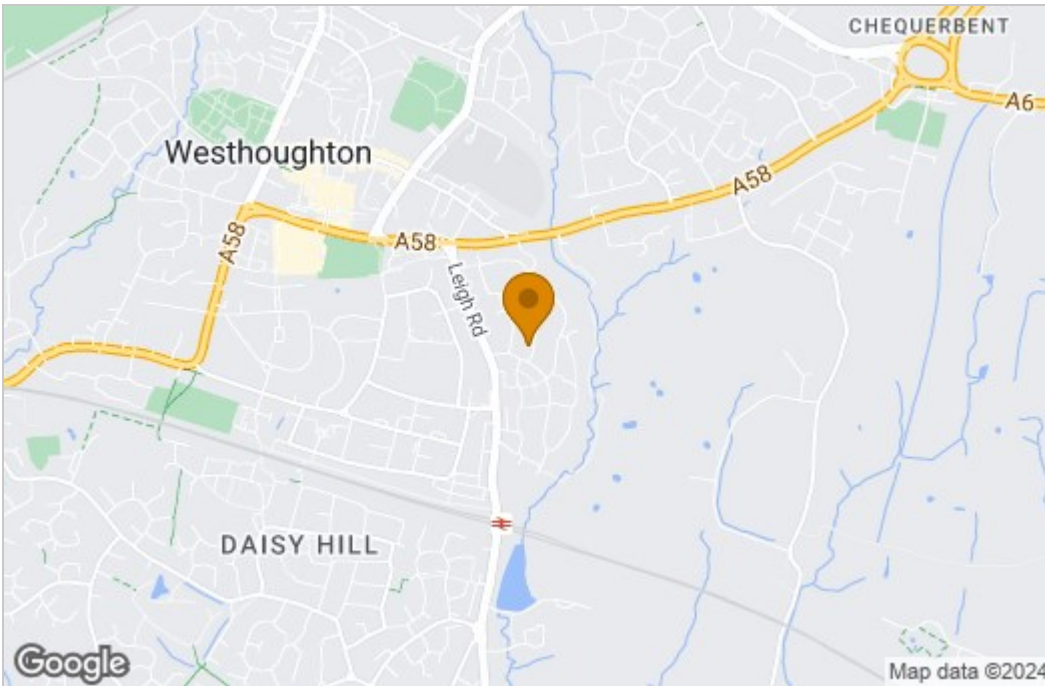
Imprinted drive leading to integral garage having power, light and plumbed for auto washer. Gate giving access to rear garden.

### EXTERIOR REAR

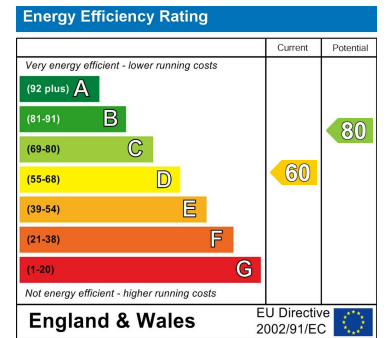
Indian stone paved patio with steps leading to raised garden with glass balustrade, Indian stone patio, artificial grass, shed to hard standing, power. Outside tap fitted.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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